



UNITED STATES PATENT AND TRADEMARK OFFICE

UNITED STATES DEPARTMENT OF COMMERCE
United States Patent and Trademark Office
Address: COMMISSIONER FOR PATENTS
P.O. Box 1450
Alexandria, Virginia 22313-1450
www.uspto.gov

APPLICATION NO.	FILING DATE	FIRST NAMED INVENTOR	ATTORNEY DOCKET NO.	CONFIRMATION NO.
09/777,353	02/05/2001	Patrick Steven Cunningham	8134-A-1	5161
43354 7590 03/20/2008 MESCHKOW & GRESHAM, P.L.C. 5727 NORTH SEVENTH STREET, SUITE 409 PHOENIX, AZ 85014				
EXAMINER				
KARMIS, STEFANOS				
ART UNIT		PAPER NUMBER		
3693				
MAIL DATE		DELIVERY MODE		
03/20/2008		PAPER		

Please find below and/or attached an Office communication concerning this application or proceeding.

The time period for reply, if any, is set in the attached communication.

Office Action Summary**Application No.**

09/777,353

Applicant(s)CUNNINGHAM, PATRICK
STEVEN**Examiner**

STEFANOS KARMIS

Art Unit

3693

-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address --
Period for Reply

A SHORTENED STATUTORY PERIOD FOR REPLY IS SET TO EXPIRE 3 MONTH(S) OR THIRTY (30) DAYS, WHICHEVER IS LONGER, FROM THE MAILING DATE OF THIS COMMUNICATION.

- Extensions of time may be available under the provisions of 37 CFR 1.136(a). In no event, however, may a reply be timely filed after SIX (6) MONTHS from the mailing date of this communication.
- If NO period for reply is specified above, the maximum statutory period will apply and will expire SIX (6) MONTHS from the mailing date of this communication.
- Failure to reply within the set or extended period for reply will, by statute, cause the application to become ABANDONED (35 U.S.C. § 133). Any reply received by the Office later than three months after the mailing date of this communication, even if timely filed, may reduce any earned patent term adjustment. See 37 CFR 1.704(b).

Status

- 1) ☒ Responsive to communication(s) filed on 13 December 2007.
- 2a) ☐ This action is **FINAL**. 2b) ☒ This action is non-final.
- 3) ☐ Since this application is in condition for allowance except for formal matters, prosecution as to the merits is closed in accordance with the practice under *Ex parte Quayle*, 1935 C.D. 11, 453 O.G. 213.

Disposition of Claims

- 4) ☒ Claim(s) 8-10, 12-14 and 16 is/are pending in the application.
- 4a) Of the above claim(s) _____ is/are withdrawn from consideration.
- 5) ☐ Claim(s) _____ is/are allowed.
- 6) ☒ Claim(s) 8-10, 12-14, 16 is/are rejected.
- 7) ☐ Claim(s) _____ is/are objected to.
- 8) ☐ Claim(s) _____ are subject to restriction and/or election requirement.

Application Papers

- 9) ☐ The specification is objected to by the Examiner.
- 10) ☐ The drawing(s) filed on _____ is/are: a) ☐ accepted or b) ☐ objected to by the Examiner.
- Applicant may not request that any objection to the drawing(s) be held in abeyance. See 37 CFR 1.85(a).
- Replacement drawing sheet(s) including the correction is required if the drawing(s) is objected to. See 37 CFR 1.121(d).
- 11) ☐ The oath or declaration is objected to by the Examiner. Note the attached Office Action or form PTO-152.

Priority under 35 U.S.C. § 119

- 12) ☐ Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
- a) ☐ All b) ☐ Some * c) ☐ None of:
1. ☐ Certified copies of the priority documents have been received.
 2. ☐ Certified copies of the priority documents have been received in Application No. _____.
 3. ☐ Copies of the certified copies of the priority documents have been received in this National Stage application from the International Bureau (PCT Rule 17.2(a)).

* See the attached detailed Office action for a list of the certified copies not received.

Attachment(s)

- 1) ☒ Notice of References Cited (PTO-892)
- 2) ☐ Notice of Draftsperson's Patent Drawing Review (PTO-948)
- 3) ☐ Information Disclosure Statement(s) (PTO/SB/08)
Paper No(s)/Mail Date _____
- 4) ☐ Interview Summary (PTO-413)
Paper No(s)/Mail Date _____
- 5) ☐ Notice of Informal Patent Application
- 6) ☐ Other: _____

DETAILED ACTION

1. The following communication is in response to Applicant's amendment filed 13 December 2007.

Status of Claims

2. Claims 8 and 12 are currently amended. Claims 8-10, 12-14 and 16 are currently pending.

Response to Arguments

3. Applicant's arguments, with respect to the rejection(s) of claim(s) 8-10, 12-14 and 16 under Lending Tree have been fully considered and are persuasive. Therefore, the rejection has been withdrawn. However, upon further consideration, a new ground(s) of rejection is made as discussed below.

Claim Rejections - 35 USC § 103

4. The following is a quotation of 35 U.S.C. 103(a) which forms the basis for all obviousness rejections set forth in this Office action:

(a) A patent may not be obtained though the invention is not identically disclosed or described as set forth in section 102 of this title, if the differences between the subject matter sought to be patented and the prior art are such that the subject matter as a whole would have been obvious at the time the invention was made to a person having ordinary skill in the art to which said subject matter pertains. Patentability shall not be negated by the manner in which the invention was made.

5. Claims 8, 9 and 14 are rejected under 35 U.S.C. 103(a) as being unpatentable over Ingram et al. (hereinafter Ingram) U.S. Publication 2002/0077967 in view of Whitney U.S. Publication 2002/0111901 in further view of Florance et al. (hereinafter Florance) U.S. Patent 6,871,140.

Regarding independent claim 8, Ingram teaches an automated construction loan administration system in which a builder goes to its respective website and requests to apply for a loan (page 4, paragraph 0048). The builder submits a detailed description of the project plan and approving the construction loan (page 4, paragraph 0048). Ingram further teaches that once approved for the loan, the builder would take advantage of the dynamic draw request and performing the funding (page 5, paragraph 0049). Ingram fails to teach that the website contains a list of desired lenders, and in response to selection of a desired lender, automatically transferring the builder to a lender website for approval of the loan.

Whitney teaches a loan servicing system in which a loan servicing company receives and/or facilitates the submission of loan applications for credit from the client (page 3, paragraph 0023). The client must first seek approval with the loan servicing system (page 3, paragraph 0023). The client the submits an application for credit, by the loan servicing company directing the client to the lending institution (page 3, paragraph 0024). The lending institution can be selected form a plurality of lending institutions and the lending institution decides whether to approve or deny the credit application (page 3, paragraph 0025-0026). Whitney fails to teach that the lender is selected by the client.

Florance teaches a system for facilitating mortgage lending in which lenders are listed and the borrow can click on a particular lender to submit information for loan pre-approval (column 46, lines 7-33). Therefore it would have been obvious to one of ordinary skill in the art at the time of the Applicant's invention to modify teachings the construction loan teachings of Ingram to include the ability to leave a loan website and communicate directly with the lender as taught by Whitney and to have choosing the lender by the borrower as taught by Florance because it allows for processing and authorizing of the loan in an efficient and expedient manner by having direct communications between the lender and the borrower so that the borrower and lender can exchange specific information desired by a particular lender in a credit or approval application when approving a specific borrower.

Claims 9, Ingram teaches that the builders enters a username and password to access the loan website (page 4, paragraph 0048, see first column).

Claim 14, Ingram teaches accessing status reports on the construction project (page 5, paragraph 0049).

6. Claim 10 is rejected under 35 U.S.C. 103(a) as being unpatentable over Ingram et al. (hereinafter Ingram) U.S. Publication 2002/0077967 in view of Whitney U.S. Publication 2002/0111901 in further view of Florance et al. (hereinafter Florance) U.S. Patent 6,871,140 in further view of Casper U.S. Publication 2002/0069151.

Regarding claim 10, Ingram in view of Whitney in further view of Florance teaches providing the borrower a username and password to access a loan website (page 4, paragraph 0048 of Ingram). However, Ingram in view of Whitney in further view of Florance fails to teach providing by the lender a username and password to the borrower upon approval. Casper teaches a buyer pre-approval method in which a lender analyzes borrower information and upon approval provides the borrower with a username and password for access to an auction website (paragraph 0020). It would have been obvious to one of ordinary skill in the art at the time of the Applicant's invention to modify the teachings of Ingram in view of Whitney in further view of Florance to include the username and password teachings of Casper because it provides a manner for the borrower to access potential items that the lender would approve for the borrower.

7. Claim 12 is rejected under 35 U.S.C. 103(a) as being unpatentable over the prior art as applied to claim 8 above, and further in view of Project Management.

Regarding claim 12, Ingram fails to disclose calculation of a budget/actual cost difference as either a surplus or deficit. Project Management discloses such a calculations at page 814 "Cost Variance" topic particularly. See also pages 813-830. It would have been obvious to one of ordinary skill in the art at the time of the invention to modify the prior art above to include consideration of calculated surplus/overrun (deficit) because it provides for controlling the budget and minimizing risk associated by controlling the surplus/deficit.

8. Claims 13 and 16 are rejected under 35 U.S.C. 103(a) as being unpatentable over the prior art as applied to claim 8 above, in further in view of view of Pacifica.

Regarding claims 13 and 16, Ingram teaches draw processing (page 5, paragraph 0049). Ingram fails to teach obtaining properly signed waiver of lien and contractor affidavits from each entity associated with s specific work item and trade category within a construction project. Pacifica teaches waivers of liens and contractor affidavits (pages 3 and 7). It would have been obvious to one of ordinary skill at the time of the Applicant's invention to modify the teachings of Ingram in view of the prior art above to include such liens and affidavits to facilitate completion of financing processes for a construction project.

Conclusion

9. Any inquiry concerning this communication or earlier communications from the examiner should be directed to STEFANOS KARMIS whose telephone number is (571)272-6744. The examiner can normally be reached on M-F: 8-5.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, James Kramer can be reached on (571) 272-6783. The fax phone number for the organization where this application or proceeding is assigned is 571-273-8300.

Art Unit: 3693

Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free). If you would like assistance from a USPTO Customer Service Representative or access to the automated information system, call 800-786-9199 (IN USA OR CANADA) or 571-272-1000.

Respectfully Submitted
/Stefanos Karmis/
Primary Examiner, Art Unit 3693
12 March 2008